

SOLICITATION AMENDMENT

ARIZONA
DEPARTMENT OF CORRECTIONS
1601 W. JEFFERSON, MAIL CODE 55302
PROCUREMENT SERVICES
PHOENIX, ARIZONA 85007

SOLICITATION NO. 100028DC

AMENDMENT NO. 6

CONTACT: Karen D. Ingram

SOLICITATION DUE DATE: May 28, 2010

SIGNED COPY OF THIS AMENDMENT MUST BE RETURNED WITH YOUR BID SOLICITATION.

THIS SOLICITATION IS AMENDED AS FOLLOWS:

RFP NO. 100028DC – 5000 Minimum/Medium Security Prison Beds

The Due Date shall remain May 28, 2010, 3:00 P.M. M.S.T.

This Solicitation is hereby amended as follows.

CHANGES, ADDITIONS, OR DELETIONS IN REQUIREMENTS THAT WILL FORMALLY CHANGE THE SOLICITATION REQUIREMENTS WILL BE SHOWN AT THE BEGINNING OF THIS AMENDMENT.

AMEND TO CHANGE

401-T-PPS Technical Manual Physical Plant Standards

The Arizona Department of Corrections *401-T-PPS Technical Manual Physical Plant Standards* was revised on May 17, 2010. This manual is specifically referenced in RFP Section 2.15 Physical Plant/Structure Design. In addition Physical Plant Standards are referenced in RFP Subsections 2.1.2; 2.2.1.31; and 2.14.1.3. Offerors can access the Physical Plant Standards at

http://www.azcorrections.gov/adcd/divisions/adminservices/Zoya_facilities.aspx by clicking on ***Physical Plant Standards Manual***. Or directly at

http://www.azcorrections.gov/adcd/divisions/adminservices/physical_plant_stds_103009.pdf.

Questions submitted April 23, 2010

Question 1: Amendment No. 3, Page 9 – question 5; Page 53 – Question 89; and Page 54 – Question 90.

There appears to some ambiguity with respect to whether or not the 300' setback applies only to the distance between a newly proposed Prison and an existing Prison unit, or if it also applies to the distance between units in a proposed new Prison Complex consisting of more than one unit. Does the 300' setback requirement apply to the distance between units in a proposed new Prison complex consisting of two or Prison units, or does it apply only to the distance between a newly proposed Prison unit and an existing Prison unit (ie, units within a newly proposed Prison complex may be located within 300 feet or one another)?

Answer: Please see change at the beginning of this amendment. The Physical Plant Standards have been modified.

There is a 300' setback required for any new prison unit from the property line for the property on which the prison unit is built. There is no 300' setback required between prison units within a complex.

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THIS SOLICITATION IS AMENDED AS FOLLOWS:

Question 2: Amendment No. 3, Page 18 – Question 36 and Page 54 – question 92.

The answer to question 36 states that 38 double-bunked cells (and thus apparently 76 detention beds) are required for 1,000 inmates. Yet the answer to question 92 appears to require approximately 20 double-bunked cells (or 40 detention beds) for 1,000 inmates. Please clarify.

Answer: This was previously answered in Amendment 5.

There are 38 detention beds required for each 1000 inmates or one bed for each 26 inmates. Also, a required double occupancy means 19 cells per 1,000 inmates. Please see change to 401-T-PPS Technical Manual Physical Plant Standards.

Question 3: Amendment No. 3, Page 19 – question 42.

A 50 foot distance from the four-strand demarcation fence to a building would require a distance of 110' from the rear wall of any buildings to the perimeter Security Fence. Is this the State's intent?

Answer: Yes

Question 4: Amendment No. 3, Pages 23, 24 – Question 8b

The financing and construction of a new Prison on one or more of the State-owned sites will require that the Contractor receive an interest in the land consistent with the time period assumed under the Option 1 and Option 2 pricing. Assuming that the Offeror proposes to finance, build and operate a new Prison on one or more of the State-owned sites (other than Perryville), will the State agree to enter into a \$1.00 per year lease agreement (or other right of use agreement) consistent with the contract terms proposed under Option 1 (20 years) and Option 2 (more than 20 years)?

Answer: Please refer to Section 2.3.5, the Department is offering the State Land as an option, not a requirement. Please to refer to Section 1.4 Term of Contract; any resultant contract cannot exceed 20 years.

Questions submitted April 26, 2010

Question 1: Amendment No. 3, Page 10 – Question 2

The Purchase Option Prices – Fee Schedule does not have a space for the per diems for 20 years. Would an additional sheet be acceptable or may offerors add columns to the form to provide the per diems?

Answer: Yes, this portion of the Fee Schedule has been provided as a guide. Offerors shall make any modifications necessary to fulfill the requirements of the RFP.

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May 28, 2010

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THIS SOLICITATION IS AMENDED AS FOLLOWS:

Questions submitted April 27, 2010

Question 1: Amendment 4, Department's response to questions 2a and 2b.

1a: Is it the state's intent to require per diem rates to include all operational and financing costs to be entered in the Semi-Annual Purchase Option Proposal?

Answer: Yes

1b: If yes, where should per diem rates be entered. The Purchase Option Pricing schedule does not provide "fields" or "blanks" for per diem rates. Semi-annual "fields" or "blanks" are provided for semi-annual purchase prices only.

Answer: Using the form as a guide, Offerors shall make any modifications necessary to fulfill the requirements of the RFP.

1c: If no, please define what should be included in the required per diem rates and what should be entered for each semi-annual period on the purchase option prices schedule?

Answer: Please refer to answer in 1b.

1d: Is it the state's intent that offerors include annual operational increases in the per diem rates provided.

Answer: It is the Offerors responsibility to prepare their proposal response in accordance with the requirements within the RFP. The RFP requests Offerors to provide their maximum increases in the appropriate area of the RFP under the Fee Schedule, page 117, however these increases should not be factored into the per diem rates since they are not approved and must be requested and justified in accordance with the requirements of the RFP and any resultant contract.

Question 2: Page 60, Scope of Work section 2.10.13.3.2 and 2.10.13.6.2:

2a: For option 2 pricing, is the state intending to have a level payoff or purchase price amount during the term of the 20 year contract period?

Answer: It is the Offerors responsibility to prepare their proposal response in accordance with the requirements within the RFP.

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THIS SOLICITATION IS AMENDED AS FOLLOWS:

Questions submitted May 3, 2010

Question1: In amendment 4, the answer to question #3, the state's response was that "There will be a charge for the use of state owned wells and waste water facilities. The charge will be determined at the time a successful bidder is notified and will be based on the number of inmates that will be housed at the new private facility and based on a specific dollar amount, per inmate per day.

What will be the charge per inmate per day for water and wastewater treatment where the private operator will use water from state wells and use state wastewater treatment facilities? In order to provide the state with a price, it is necessary that offerors know what the inmate per day charge will be.

Answer: The cost per inmate per day for water and wastewater treatment, where a private operator will use water from state wells and use state wastewater treatment facilities is as follows:

Water Costs

Yuma	\$0.125 per inmate/per day
Lewis	\$0.125 per inmate per day

Wastewater Treatment Costs

Yuma	\$0.352 per inmate/per day
Lewis	\$0.352 per inmate/per day

The above information is based on historical usage and costs paid by DOC for water and wastewater operations.

In addition, If DOC facilities need to be expanded to accommodate new private beds by a private operator then all expansion costs, additional staffing, utilities and any other additional operating costs shall be paid by the private operator.

If DOC facilities are currently sized adequately to support private expansion however must be operated longer hours than currently operated to accommodate the new private beds the private operator will be required to pay labor costs for the additional hours required to operate the systems.

In addition, at the Perryville and Florence locations some if not all water and waste water services are provided by private companies or local municipalities. The private operator will be required to contract directly with these companies or municipalities that are providing water or wastewater services and negotiate a rate for services directly.

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ALL OTHER PROVISIONS OF THE SOLICITATION SHALL REMAIN IN THEIR ENTIRETY

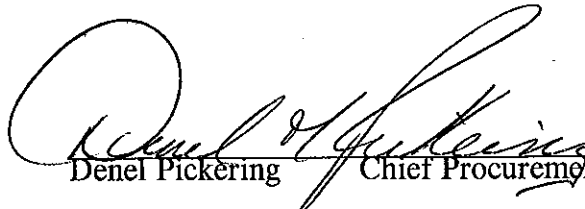
Vendor hereby acknowledges receipt and
understanding of above amendment.

The above referenced Solicitation Amendment
Is hereby executed this 17th day of May, 2010 at
Phoenix, Arizona.

Signature _____ Date _____

Typed Name and Title _____

Name of Company _____


Denel Pickering Chief Procurement Officer